

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA FE AND
SANTA FE COUNTY ALLOWING WASTEWATER DISCHARGE FROM THE
SENIOR CAMPUS @ CAJA DEL RIO INTO A COUNTY WASTEWATER
COLLECTION SYSTEM AND THEN INTO THE CITY WASTEWATER
COLLECTION AND TREATMENT SYSTEM**

The City of Santa Fe ("City") and Santa Fe County ("County") enter into this Memorandum of Understanding this 22nd day of January, 2016, for a new sanitary sewer connection and sewer services for the Senior Campus @ Caja Del Rio ("Senior Campus"). The Senior Campus will construct and dedicate sewer infrastructure to the County that will connect to the City's existing wastewater collection system. A site map of the proposed Senior Campus is included in Exhibit A, the land title survey is Exhibit B, and the legal special warranty deed is Exhibit C.

RECITALS

1. The City and the County entered into a "Settlement Agreement and Mutual Release of Claims" on May 19, 2008 ("Settlement Agreement"), which addressed issues of annexation in general, the presumptive city limits, and the need to "establish sensible water and wastewater utility service areas for the City and County."

Under Section 2(m) of the Settlement Agreement, "The City shall provide water and wastewater service within the presumptive city limits and shall not provide water and wastewater service outside the presumptive city limits unless required by a current contract with a customer, decrees of a court, or applicable rulings of the Public Regulation Commission, unless otherwise agreed upon between the City and the County in a separate written agreement."

2. The Senior Campus is located outside the presumptive city limits as defined in the Settlement Agreement.
3. The Senior Campus is campus that includes a skilled nursing facility, an assisted living facility, a memory care facility, and an independent living community that will benefit both the City and the County in the form of increased jobs and tax revenue.
4. Section 22-6.2 of the Santa Fe City Code ("SFCC") provides a process whereby connections to the City's sewer system outside of the City of Santa Fe presumptive City limits can be established under specific conditions as shown in Recital (1) above, including review by a water/wastewater review team (City-County WWRT) made up of "City and County staff from the Water Division, the Wastewater Division, the City attorney's office, the County Attorney's Office, the Land Use Departments and the Office of Affordable Housing."
5. Santa Fe County Utilities Division ("SFCU") submitted a letter application to the City-County WWRT on behalf of the Senior Campus requesting connection of the Senior Campus to the City's wastewater collection and treatment system on September 5, 2014.

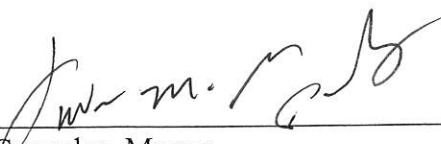
6. On September 18, 2014 the WWRT met to review the application (see Exhibit D). The WWRT members determined that the application was complete and that the application met the requirements of SFCC Section 22-6.2, subject to the approval of this agreement.

AGREEMENT

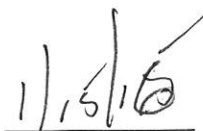
1. Connection of the Senior Campus to City's Wastewater Collection and Treatment System. The Senior Campus is authorized to connect to the County wastewater collection system (to be constructed by the developer and dedicated to the County) and discharge its wastewater into the City's wastewater collection and treatment system via the County system (see Exhibit D).
2. Dedication to the City of a Portion of the County Wastewater Collection System. Upon the City's request, the County shall require the Developer (Senior Campus) to construct and dedicate to the City the portion of the County's wastewater collection system and easements that is gravity sewer or low pressure sewer and located within the City's presumptive City limits. This portion of the sewer system shall be designed and constructed to City standards as approved by the City's Wastewater Management Division.
3. Compliance with Federal, State, and Local Law. The County agrees to maintain and operate the County wastewater collection system as required by all applicable federal, state, and local laws and shall comply with all applicable requirements imposed upon City utility customers. The City's affordable housing ordinance, SFCC Section 14-8-11(D), does not apply, pursuant to SFCC Section 22-6.2(G).
4. Metering Requirements. The County shall meter water use of the Senior Campus pursuant to SFCU Customer Service Policies adopted by Resolution No. 2012-88, as the same may be amended from time to time. The County will collect the metered usage pursuant to SFCU Customer Service Policies. The County will report the metered water usage and other pertinent billing information to the City on a monthly basis for use in calculating the invoice for the wastewater bill to be paid by the County in accordance with the City's most current rates.
5. Utility Expansion Charges. The County shall collect and pay the City's Utility Expansion Charge incurred by Senior Campus under SFCC Section 22-6.6.
6. Service Fees. The County agrees to pay to the City the sum of the City's monthly service fees under SFCC Section 22.7, as it may be amended from time to time, for wastewater collection and treatment services provided for the wastewater discharge by the Senior Campus.
7. SFCC Section 22.9 and SFCC Section 22.10. The County agrees that the discharges from any commercial/industrial properties within the Senior Campus shall be subject to the provisions of SFCC Section 22.9, *Industrial Pretreatment Regulations and Procedures*, and SFCC Section 22.10, *Wastewater Extra Strength Surcharge Program*, as they may be amended from time to time.

8. Pre-treatment Requirements. If determined to be necessary by the City, the City will issue an industrial wastewater discharge permit under SFCC Section 22.9, in which case all permit conditions and requirements must be met by the Senior Campus or any other occupant of the property as a condition of service.
9. Service Area. Except as otherwise authorized in separate agreements between the City and County, the County will not permit properties outside of the designated service area shown as Tract "1" set forth in Exhibit "B" to connect to the City's wastewater collection and treatment system without prior written approval from the City and County pursuant to the Settlement Agreement.
10. Successors & Assigns. This Memorandum of Understanding will inure to the benefit of the Parties' successors or assigns.
11. Amendments. This MOU may be amended in writing by agreement of all the parties.
12. Effective Date and Term. This agreement shall be effective upon the signature of all the Parties and shall be perpetual; provided, however, that the County may terminate this agreement when it is willing and able to provide wastewater treatment services for the Senior Campus through its own or another wastewater treatment system; that the City may terminate this agreement for failure by the County or Senior Campus to comply with the provisions of this agreement; and that this agreement may be terminated by either party pursuant to Paragraph 12, Bateman Act Compliance. If the City intends to terminate this agreement for failure to comply, the City shall give the County one hundred twenty days advance, written notice of termination, during which period the County shall have the right to cure the failure to comply.
13. Bateman Act Compliance. The terms of this Agreement are contingent upon sufficient appropriations and authorizations being made or given by the City and County to perform under this Agreement. If sufficient appropriations and authorizations are not made or given by the City or County, this Agreement may be terminated or this Agreement may be amended in accordance with Paragraph 11. A party's decision as to whether sufficient appropriations are available shall be accepted by the other party and shall be final.
14. New Mexico Tort Claims Act. Neither the City nor the County waive any of the limitations and immunities of the New Mexico Tort Claims Act, NMSA 1978, §§ 41-4-1 through 41-4-30.
15. No Third-Party Beneficiaries. The parties do not intend to create, and this Agreement does not create, any third-party beneficiaries under this Agreement. Without limiting the generality of the foregoing, no action to enforce the terms of this Agreement or for damages for breach thereof may be brought against either party by any person who is not a party to this Agreement.

For the City:




Javier Gonzales, Mayor
City of Santa Fe

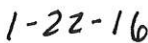


Date


Attest:



Yolanda Y. Vigil, City Clerk
Cmtg. 1/13/16
Approved as to Form:



Date




Kelley Brennan, City Attorney



Date



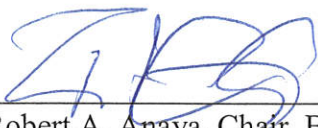
Oscar Rodriguez, Finance Director



Date

SFC CLERK RECORDED 01/27/2016

For the County:


Robert A. Anaya, Chair, Board of
County Commissioners of Santa Fe County

12/8/15
Date

Approved as to Form:

for 
Gregory S. Shaffer, Santa Fe County Attorney

11/24/15
Date

Attest:


Geraldine Salazar, Santa Fe County Clerk

12-8-2015
Date


Carole H. Jaramillo, Santa Fe County Finance Director


11/30/15
Date

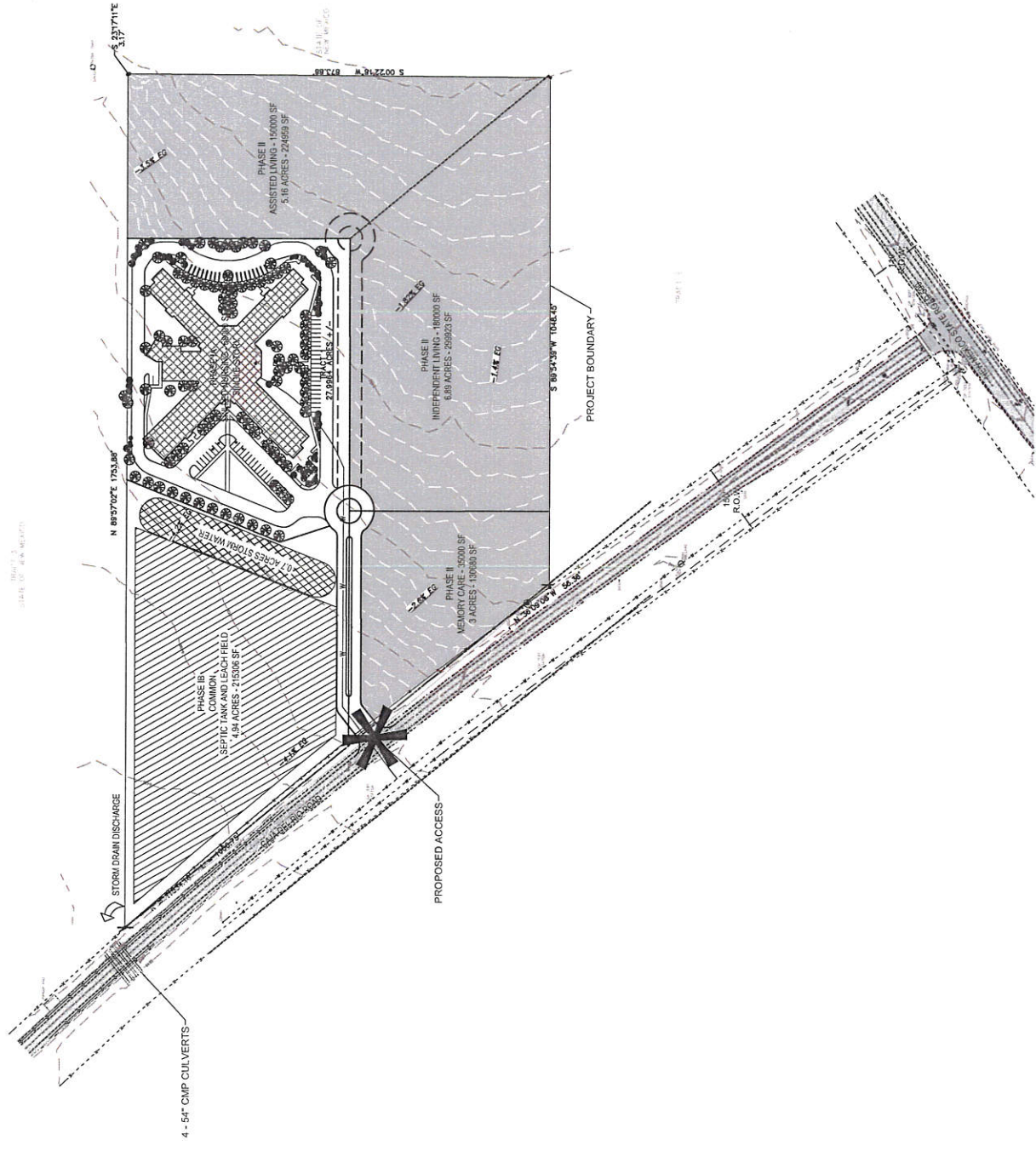


COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

MEMO OF UNDERSTANDING
PAGES: 31

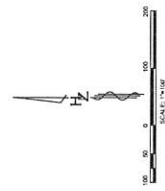
I Hereby Certify That This Instrument Was Filed for
Record On The 27TH Day Of January, 2016 at 08:10:43 AM
And Was Duly Recorded as Instrument # 1784997
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy  County Clerk, Santa Fe, NM



VICINITY MAP

- LEGEND**
- EX. RIGHT-OF-WAY
 - EX. CURB & GUTTER
 - EX. STREET LIGHT
 - EX. SANITARY MANHOLE
 - EX. SAN MANHOLE
 - EX. FIRE HYDRANT
 - EX. STORM DRAIN PIPE
 - EX. WATER LINE
 - EX. S.W. WATER LINE
 - EX. ASPHALT TO BE REMOVED
 - NEW UTILITY EASEMENT
 - NEW CURB AND GUTTER
 - NEW CONCRETE VALLEY OUTLET
 - NEW WATER LINE & WATER BOX
 - NEW FIRE HYDRANT
 - 2" DOMESTIC METER
 - NEW SEWER LINE & MANHOLE



HUITE-ZOJAARS
 3115 Highway 101, Suite 101
 Santa Fe, New Mexico 87505
 Tel: (505) 892-2281
 Fax: (505) 892-2282

PROJECT #:
 Schematic Site Plan

SD.100

CAUWELS & STUVE
 Construction & Design
 1811 Highway 101, Suite 101
 Santa Fe, New Mexico 87505
 Tel: (505) 892-2281
 Fax: (505) 892-2282

02 April 2014

PROJECT:
 Cava Del Rio Development
 Santa Fe, New Mexico

MOU-EXHIBIT A

REC'D 11/27/2015
 REC'D 11/27/2015
 REC'D 11/27/2015

SPECIAL WARRANTY DEED

Foundation of the Knights Templar, a Delaware corporation d/b/a Easter Seals El Mirador, who acquired title as Easter Seals Santa Maria El Mirador ("Grantor"), for consideration paid, grants to *Caja del Rio Holdings, LLC*, a New Mexico limited liability company ("Grantee"), whose address is 8814 Horizon Boulevard NE, Suite 400, Albuquerque, New Mexico 87113, the real property located in Santa Fe County, New Mexico described in Exhibit A attached hereto.

SUBJECT TO: Easements, reservations and restrictions of record.

SUBJECT TO: Taxes for 2013 and subsequent years.

With special warranty covenants.

This deed includes an assignment and conveyance of any and all water rights appurtenant or related to the real property described in Exhibit A including, but not limited to, ground water rights, surface water rights and all rights in any ditch or water company or cooperative.

Witness my hand and seal this 13th day of December, 2013.

FOUNDATION OF THE KNIGHTS TEMPLAR,
a Delaware corporation d/b/a Easter Seals El
Mirador, who acquired title as Easter Seals
Santa Maria El Mirador



By: [Signature]
Its: Executive Director

[Notary Acknowledgment on Following Page]

COUNTY OF SANTA FE }	SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss	PAGES: 3
I Hereby Certify That This Instrument Was Filed for Record On The 13TH Day Of December, A.D., 2013 at 04:17:01 PM And Was Duly Recorded as Instrument # 1725405 Of The Records Of Santa Fe County	
Deputy - FFISCHER	Witness My Hand And Seal Of Office Geraldine Salazar County Clerk, Santa Fe, NM

MOU-EXHIBIT C

ACKNOWLEDGMENT

STATE OF New Mexico
COUNTY OF Bernalillo) ss

The foregoing instrument was acknowledged before me this 13 day of December, 2013
by Mark Johnson as Executive Director
of the Foundation of the Knights Templar, a Delaware corporation d/b/a Easter Seals El Mirador,
who acquired title as Easter Seals Santa Maria El Mirador.

Kristeen J. Garcia
Notary Public

My commission expires:
9-21-16



G:\data\WP60\2003\23657\Caja Del Rio Holdings LLC\Property Purchase\Docs\Special Warranty Deed DF1 121113 wpd

SEC CLERK RECORDED 1725405 12/13/13 SEC
e-Recorded 1725405 12/13/13 SEC

EXHIBIT A
to
Special Warranty Deed

A certain tract of land, designated as Tract 1 within the Northeast 1/4 Section 2, Township 16 North, Range 8 East, N.M.P.M., Santa Fe County, New Mexico.

Beginning at the Northeast corner Section 2, T16N, R8E, N.M.P.M., marked by an original USGLO marked stone, beginning at the Northeast corner of the above mentioned tract thence S 00 Degrees 29' 06" W, 447.36 feet to the true point and place of beginning:

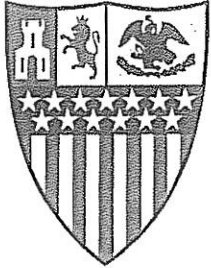
Thence from said point of beginning, S 00° 29' 06" W, a distance of 873.89 feet to the Southeast corner of this tract; Thence, N 89° 58' 31" W, 1048.51 feet to the Southwest corner of this tract, a point on the East right of way line of Caja Del Rio Road; Thence along said right of way N 36° 00' 33" W, a distance of 56.29 feet, to the beginning of a corner; Thence along said curve having a Radius of 11534.16; a Delta of 5° 17' 57", (Chord = N 38° 39' 39" W - 1066.37) and an Arc distance of 1066.75 feet to the Northwest corner of this tract; Thence leaving said Right of Way, S 89° 56' 35" E, a distance of 1753.82 feet; Thence S 24° 23' 05" E, 3.27 feet to the true point and place of beginning.

All as shown on "ALTA/ACSM Land Title Survey of Tract 1...being a portion of Lots 10, 11 and 22 within Section 2, T16N, R8E, NMPS #10277, prepared by Richard A. Morris NMPS #10277, dated 10/20/2013.

MOU-EXHIBIT D

RECEIVED
JUN 14 1964





City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

August 31, 2015

Jeff Stuve
Cauwels & Stuve Realty &
Development Advisors LLC
8814 Horizon Blvd NE, Suite 400
Albuquerque, NM 87113

Dear Mr. Stuve,

The City of Santa Fe has completed the review of the Senior Campus at Caja del Rio impacts to the City of Santa Fe water system per contract number 15-0806. The Water Division found no issues that need to be addressed with the proposed design under the current conditions.

There are several fire hydrants shown on a dead end 8" line in the proposed development. These hydrants would not provide more than 1500 gpm combined flow as reviewed by the City of Santa Fe Water Division criteria.

Attached is the fire flow analysis for the proposed development. If you have any questions, please contact Dee Beingessner at (505) 955-4231.

Sincerely,

Nick Schiavo
Public Utilities Director

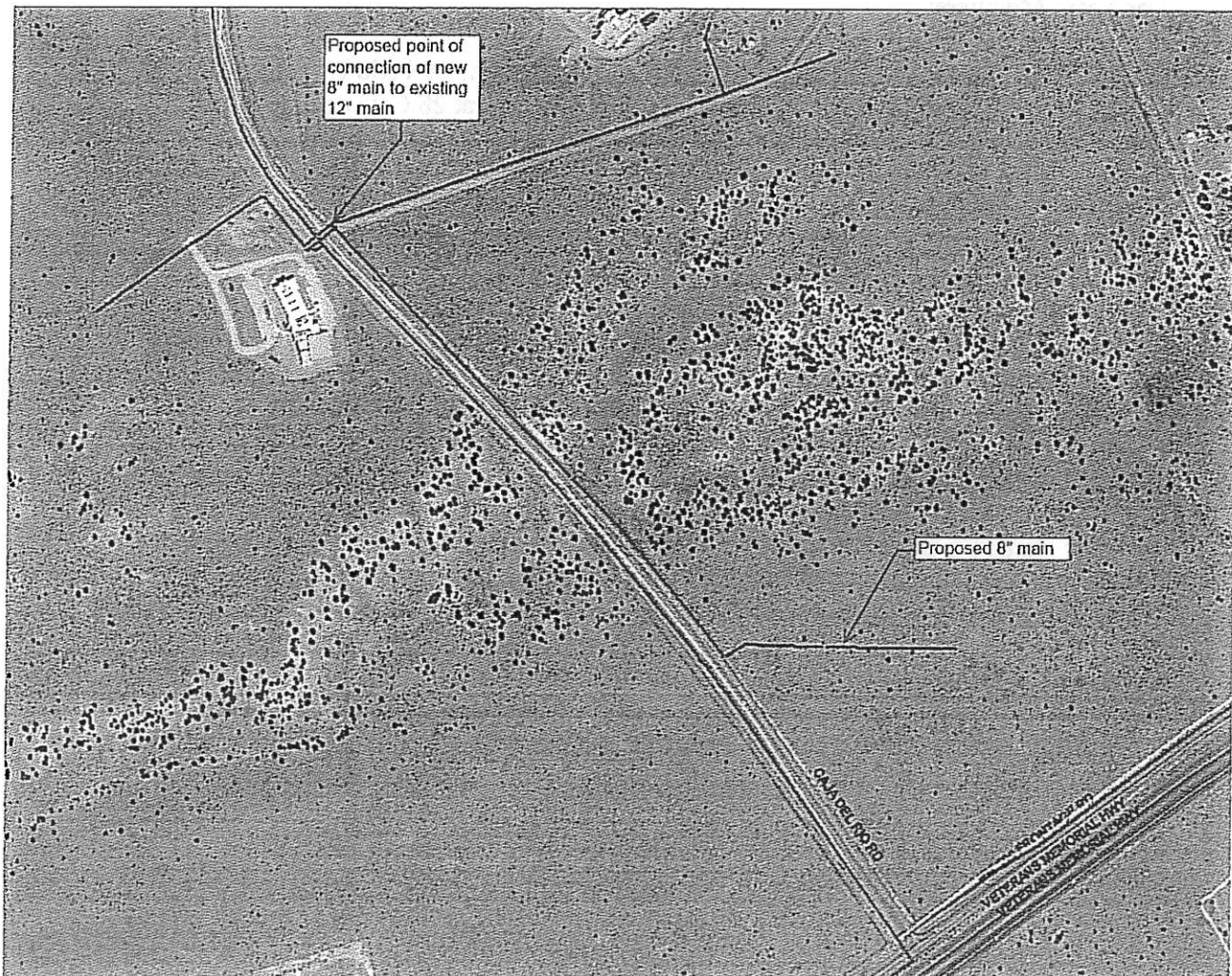
MOU - EXHIBIT D

	Fire Flow (gpm)	Residual (psi)	Junction	Main Size	TOTAL
Proposed Senior Facility on Caja del Rio	1500		64 J-80297*	8	1500

Total combined flow as shown in the water model for more than one hydrant operating at a time is 1500 gpm because the line is an 8" dead end main.

Available Flow (gpm)	Residual Pressure (psi)
0	128.85
250	125.61
500	119.09
750	109.52
1,000.00	97.08
1,250.00	81.88
1,500.00	64.01
1,750.00	43.53
2,000.00	20.5
2,202.68	0

* J-80297 is the last fire hydrant on the 8" main



MOU - EXHIBIT D

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

SANTA FE COUNTY UTILITIES

September 5, 2014

Water/Wastewater Review Team
C/O Stan Holland, P.E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507

**RE: WATER/WASTEWATER REVIEW TEAM APPLICATION FOR THE
SENIOR CAMPUS AT CAJA DEL RIO**

Dear Team Members:

Jenkins Gavin Design and Development Inc., on behalf of Caja del Rio Holdings LLC, is seeking wastewater services for their proposed development at 28 Caja del Rio Road, north of the NM 599 Frontage Road. The proposed development lies outside of the boundary of the Presumptive City Limits of the City of Santa Fe and within the boundary of Santa Fe County. In accordance with City Ordinance 2008-53, Jenkins Gavin Design and Development Inc. is seeking review by the Water and Wastewater Review Team (WWRT) at the meeting to be held on September 18, 2014.

Description of Existing and Proposed Facilities & Water Budget & Health, Safety and Welfare Reasons for the Connection

On August 1, 2014, Jenkins Gavin Design and Development Inc. submitted an application to the City of Santa Fe Public Utilities Department. Their application contains a description of the proposed project, a water budget and a description of the Health, Safety and Welfare reasons for connection to the City's Wastewater Treatment Facilities. Santa Fe County is supportive of the conclusion in the application that additional impacts to the aquifer are better avoided by connecting this development to the City's sanitary sewer system. Please find a copy of the application attached.

Availability of Wastewater Services

On June 18, 2014, Santa Fe County Utilities (SFCU) issued a conditional letter titled **WATER/SEWER SERVICE AVAILABILITY, CAUWELS 7 STUVE REALTY 7 DEVELOPMENT ADVISOR, LLC** to Jenkins Gavin Design and Development Inc.

WWRT, RE: Senior Campus at Caja del Rio
September 5, 2014
Page 2

concerning the subject property (copy attached). In that letter, SFCU sets forth the conditions for providing water and wastewater services to this property. With respect to sewer service, the letter points out that SFCU does not have any infrastructure in the immediate area and posits that privately owned, on-site, Advance Treatment Units (ATUs) may be the only option for sewer service to this property. However, in the event that a connection to the City's sanitary sewer is approved through the WWRT process, SFCU would own and operate any public sewer collection infrastructure up to the point of connection with the City's system (after the developer constructed it to County standards and dedicated it to SFCU) and the subject property would be serviced as SFCU sewer customers.

Last, it is unclear whether or not the applicant needs to demonstrate a certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 in this case.

SFCU respectfully submits the attached application and supporting materials on behalf of the applicant. If the application is deemed to be complete, SFCU requests that this application be added to the agenda of the WWRT meeting to be held on September 18, 2014. Please contact SFCU's Infrastructure Manager (Robert George) at (505) 992-3046 if you need additional information regarding this application.

Sincerely,

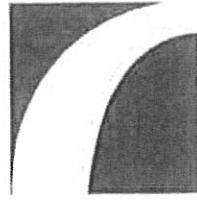


Claudia Borchert, Director
Santa Fe County Utilities Division

CB:RG/rjg

Encl: Application to WWRT from Jenkins Gavin Design and Development Inc.
SFCU Conditional Water/Sewer Service Availability Letter

CC: Vicky Lucero, Building and Devepment Manager, Santa Fe County Growth
Management Department (sent via email, with enclosures)
Jennifer Jenkins, Jenkins Gavin Design and Development Inc. (sent via email,
with enclosures)
Bryan Romero, Interim Director, Wastewater Management Division, City of
Santa Fe (sent via email, with enclosures)
Nick Schiavo, Public Utilities Director, City of Santa Fe, (sent via email, with
enclosures)



jenkinsgavin
DESIGN & DEVELOPMENT INC.

August 1, 2014

Nicholas Schiavo, P.E., Director
Public Utilities Department
City of Santa Fe
801 W. San Mateo
Santa Fe, NM 87505

**RE: Senior Campus @ Caja del Rio
Request for Sewer Service**

Dear Nick:

This letter and the attached Utility Service Application are submitted on behalf of Caja del Rio Holdings, LLC in request for a sewer service connection in accordance with the provisions of City Ordinance 2008-53, for consideration by the Public Utilities Committee at the September 3, 2014 meeting. The subject property is a 28-acre parcel located in Santa Fe County at 28 Caja del Rio Road north of the NM 599 Frontage Road (the "Property").

Proposed Land Use and Water Budget

The Property will be developed in four phases as a senior continuum of care campus as reflected in the attached Master Plan. Uses will include a skilled nursing rehabilitation facility, a memory care facility, assisted living, and independent living. Per the attached water budget, the annual water use is estimated at 67.9 afy.

Health, Safety and Welfare

There is not currently an existing Santa Fe County sewer line serving the Property. Therefore, an on-site system is the only other, and least desirable, alternative for wastewater treatment in the absence of a City connection. The proliferation of septic tanks and on-site treatment systems at the City's perimeter poses a serious risk to the integrity of our aquifers. Furthermore, the City Wastewater Division is in the business of treating modern society's waste stream and creating an asset (treated effluent) that can be used to support irrigation needs in and around the City. Currently, treated effluent is supplied to the MRC, Santa Fe Country Club, and the Downs. The balance not delivered to customers is released down the Santa Fe River to support the riparian ecosystem in La Cieneguilla. Increasing the City's supply of treated effluent provides many economic and environmental benefits for the community. The City's Wastewater Division is uniquely situated, organized and capitalized to provide wastewater service to areas outside of the

Senior Campus @ Caja del Rio
Request for Sewer Service
July 17, 2014
Page 2 of 2

City limits, and the collection/treatment of wastewater into treated effluent should be viewed as an asset both for the enterprise fund and as an environmental service.

Infrastructure Requirements

Requisite sewer line improvements will be constructed and dedicated to Santa Fe County, which will then connect to the City system. As shown on the attached map, a new sewer main is proposed connecting to the existing line in Paseo de River, which would extend north along the 599 Frontage Road right-of-way to Caja del Rio.

The following documentation is submitted herewith for your reference:

1. Utility Service Application
2. Survey Plat
3. Master Plan
4. Water Budget
5. Sewer Line Map

Your consideration of this request is greatly appreciated. Please do not hesitate to contact me if you have any questions or require additional information.

Thank you.

Sincerely,

JENKINS GAVIN DESIGN & DEVELOPMENT, INC.



Jennifer Jenkins

cc: Kyle Harwood, esq.

Attachments

MOU - EXHIBIT D

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

*Fill in all highlighted fields on this application. Applicant must sign and date application.

Check one only:

- ☒ Sewer Service Technical Evaluation Request
☐ Water Service Technical Evaluation Request
☐ Agreement for Metered Service (AMS)
☐ Agreement to Construct and Dedicate Public Improvements (ACD)
☐ Annexation Application Water Budget
☐ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Caja del Rio Holdings, LLC

Project Address: 28 Caja del Rio Rd.

*Required - Attach a Plat of the Property (legal lot of record and proposed development)

Plat Filing Information: Year 2010 Book 722 Page 045 Township, Range, Section: T16N, R8E, S2

Location: (check one only) Inside Corporate City Limits _____ Outside Corporate City Limits ☒

Property Uniform Property Code: 1-047-096-456-466 Existing Well: Yes _____ No ☒

Legal Description including lot size: Tract 1, 28.0 acres

Short Description of Project: Senior campus including skilled nursing facility, memory care, assisted living & independent living

Construction Start Date: Spring 2015

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments)
2. Total number of lots approved on final plat/development plan:
3. Total number of homes existing or under construction:
4. Size of service requested: (5/8", 3/4", 1" or 2")

Senior Apartments
1
0
2"

*Please fill in all categories below that apply for which water service is requested:

--- COMPLETED BY APPLICANT ---

Number of
Lots or Units

- ☐ Single Family Dwelling Unit, lot size less than 6,000 sq. ft.
☐ Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft.
☐ Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.

- ☐ Mobile Home (in Mobile home park)
☐ Accessory Dwelling Unit

180 Apartment/Condominium
180 Senior Complex

____ Total

--- COMPLETED BY STAFF ---

Water Use
Factors

Annual Water
Demand

.15 afy per d.u.
.17 afy per d.u.
.25 afy per d.u.

.17 afy per d.u.
.09 afy per d.u.

.16 afy per d.u.
.12 afy per d.u.

21.6

Total Residential Water Demand 21.6 AFY

MOU - EXHIBIT D

**City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION**

***COMMERCIAL PROJECT - Complete the following**

Type of Project: (i.e. Office, Retail, Mixed, etc.) Institutional Senior Services
 Total gross floor area of building: 243,000 square feet
 Total area of lot, tract or parcel: 11.3 acres
 Automatic Fire Sprinkler System: ☒ Yes ☐ No
 Building Construction Type: TBD
 Building Square Footage: 243,000
 Site Plan Attached: ☒ Yes ☐ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

Please refer to attached Water Budget

---- COMPLETED BY APPLICANT ----

Check Type of Use Gross Floor Area
Commercial

☐ Office – Non-medical
☐ Medical Office
☐ Office – City/State
☐ Research and Development Lab

☐ Manufacturing – Goods
☐ Manufacturing – Consumables

☐ Laundromat, Commercial
☐ Laundromat, Other
☐ Drycleaner

☐ Plant Nursery

☐ Gyms with showers
☐ Gyms without showers

☐ Salons

☐ Pet Grooming
☐ Pet Daycare

☐ Retail, Large
 (Individual stores or shopping areas > 75,000 sq ft)
☐ Neighborhood Center/Medium Retail
 (Individual stores or shopping areas 75,000-25,000 sq ft)
☐ Retail, Small
 (Individual stores or shopping areas < 25,000 sq ft)

☐ Gallery

☐ Grocery Store

☐ Restaurant (full service)
☐ Restaurant (limited service)

☐ Gasoline Station w/ Car Wash

---- COMPLETED BY STAFF ----

Water Use Factors Annual Water Demand

(0.70 afy per 10,000 s.f.)
 (0.72 afy per 10,000 s.f.)
 (0.58 afy per 10,000 s.f.)
 (1.18 afy per 10,000 s.f.)

(0.21 afy per site)
 (2.33 afy per site)

(0.78 afy per machine)
 (0.22 afy per machine)
 (0.41 afy per site)

(0.56 afy per 10,000 s.f.)

(8.94 afy per site)
 (0.77 afy per site)

(0.21 afy per site)

(0.52 afy per site)
 (0.11 afy per site)

(0.45 afy per 10,000 s.f.)

(0.43 afy per 10,000 s.f.)

(0.06 afy per site)

(0.60 afy per site)

(1.27 afy per 10,000 s.f.)

(0.02 afy per seat)
 (1.63 afy per Site)

(0.56 afy per Site)

MOU - EXHIBIT D

_____ Gasoline Station _____ (0.88 afy per Site) _____

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

_____ Car Wash (full service)	_____	(5.66 afy per Site)	_____
_____ Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
_____ Auto Repair	_____	(0.12 afy per site)	_____
_____ Car Rental	_____	(0.12 afy per site)	_____

_____ Car Sales	_____	(0.07 afy per 10,000 s.f.)	_____
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_____ Self Storage	_____	(0.13 afy per site)	_____
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_____ Wholesale, Warehousing	_____	(0.4 afy per 10,000 s.f.)	_____
_____ Industrial, Manufacturing	_____	(applicant estimate of water use)	_____

_____ Church w/ day care or school)	_____	(1.3 afy per Site)	_____
_____ Church w/o day care or school)	_____	(0.6 afy per Site)	_____

_____ Hotel	No. of rooms _____	(.13 afy per room)	_____
_____ Motel	No. of rooms _____	(.09 afy per room)	_____

Public Services

_____ School, Elementary	(0.53 afy per 100 students)	_____
_____ School, Middle or Junior High	(1.68 afy per 100 students)	_____
_____ School, Senior High	(2.64 afy per 100 students)	_____
_____ Schools, Daycare	(0.85 afy per 100 kids)	_____

_____ Places of Worship	(0.15 afy per site)	_____
_____ With Daycare and school	(0.95 afy per site)	_____

_____ Parks	(1.48 afy per acre)	_____
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<input checked="" type="checkbox"/> Other (not listed above) Please attach	(with attachment)	_____
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water demand calculations and assumptions used

Total Floor Area _____

Total Commercial Water Demand 46.3 AFY

Total Residential Water Demand 21.6 AFY

TOTAL PROJECT WATER DEMAND 67.9 AFY

**City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION**

<p>OWNER: <u>Caja del Rio Holdings, LLC</u></p> <p>Mailing Address: <u>8814 Horizon Blvd NE</u> <u>Suite 400</u> <u>Albuquerque, NM 87113</u></p> <p>Phone Number: <u>(505) 216-5711</u></p> <p>Mobile Number: _____</p>	<p>*Only If Applicable</p> <p>AGENT: <u>Jennifer Jenkins/Jenkins</u></p> <p>Title: _____</p> <p>Mailing Address: <u>130 Grant Ave. #101</u> <u>Santa Fe, NM 87501</u></p> <p>Phone Number: <u>820-7444</u></p> <p>Mobile Number: <u>930-6149</u></p>
<p>Information Provided By: Check one: Owner _____ Agent <input checked="" type="checkbox"/></p> <p>Signature: <u>[Signature]</u> Date: <u>7.17.14</u></p>	
<p>Technical Evaluation to be Sent to: Check one: Owner _____ Agent <input checked="" type="checkbox"/></p>	

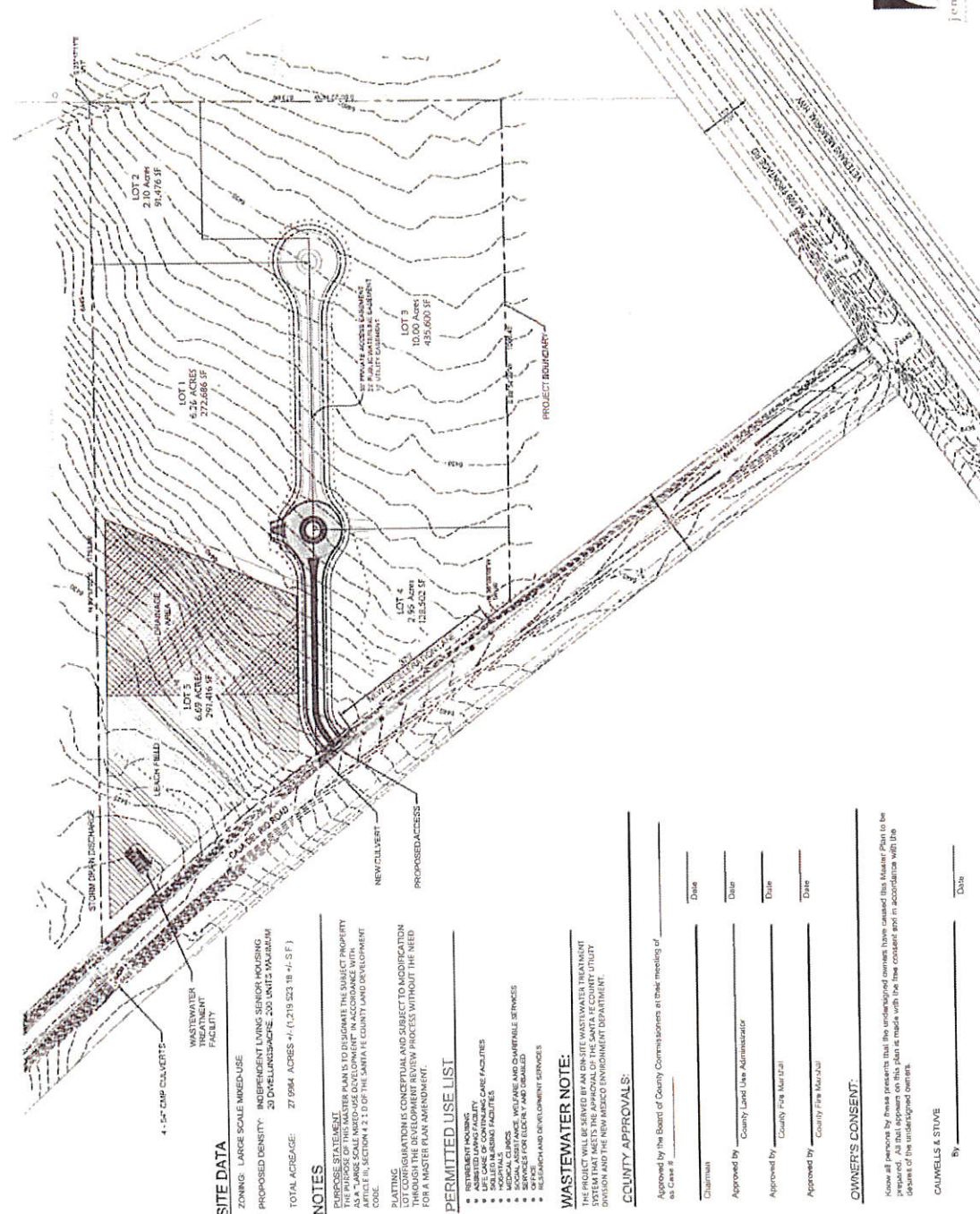
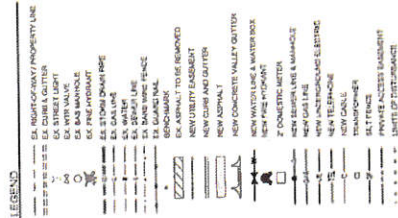
COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed development including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable

MOU - EXHIBIT D

11/10/2016 2:50:33 PM The Texas State
11/10/2016 2:50:33 PM The Texas State
11/10/2016 2:50:33 PM The Texas State



MASTER PLAN

CAUWELS & STUVE
Commissioning & Design

10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90212
Tel: 310.274.1111
Fax: 310.274.1111
www.cauwelsstuve.com

Senior Campaign @ Casa Del Rio
Santa Fe County, New Mexico

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Master Plan

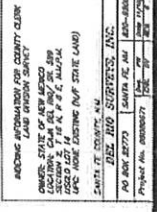
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All Rights Reserved



jenkinsgavin

HUNT-ZOLLARS
1440-Zollars, Inc.
222 31st Broadway Drive NE, Suite 102
No. Hardscrabble Lane, Lakeland, FL 33504
Phone: (813) 522-1100
Fax: (813) 522-1101

THIS SURVEY & LAND DIVISION WAS MADE FOR AND AT THE
INSTANCE OF THE NEW MEXICO STATE LAND OFFICE.
AS SUCH THIS LAND DIVISION IS NOT SUBJECT TO SANTA FE
COUNTY LAND DIVISION REGULATIONS.

[illegible]

SENDING INFORMATION FOR COUNTY CLERK
14100 NORTHERN BLVD
CLARK COUNTY, ARIZONA

OWNER: STATE OF NEW MEXICO							
LOCATION: CALM DEL MAR, SEC. 889							
SECTION 2, T 16 N, R 8 E, ALBUQU.							
DISC'D LOT 14							
UPC: NONE EXISTING (NVF STATE LAND)							
SANTA FE COUNTY, NM							
DEL RIO SURVEYS, INC.							
PO BOX 8773	SANTA FE, NM	87506-8800	JOHN LYONS				
PUGHES HILL ROADBUILT	NW 1/4	SW 1/4	SEC 889	T 16N	R 8E	ALBUQU.	

Philip B. Wagner to the number 2009
P.O. Box 22773
San Francisco, CA 94111
P.O. No. 2738
Santa Fe, NM

LEGEND

- 100% 3000 Copy Round and round
- Publics heard and want us to act
- 1/2" Copied from file not this survey
- ← Power point
- Fusion
- ▬ Mobile
- ▬ General

CERTIFICATE

NOTICE

1. **DATE OF DEED:** 12/11/2014
2. **NAME OF THE DONOR:** JAMES L. BEZARD
3. **NAME OF THE RECIPIENT:** UNITED NATIONS
4. **ADDRESS OF THE DONOR:** 117 N. 8th St. C. Duluth, MN 55812
5. **ADDRESS OF THE RECIPIENT:** 117 N. 8th St. C. Duluth, MN 55812
6. **DATE OF DEED:** 12/11/2014
7. **NAME OF THE DONOR:** JAMES L. BEZARD
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10. **ADDRESS OF THE RECIPIENT:** 117 N. 8th St. C. Duluth, MN 55812

C. B. F. I. C. A. T. F.

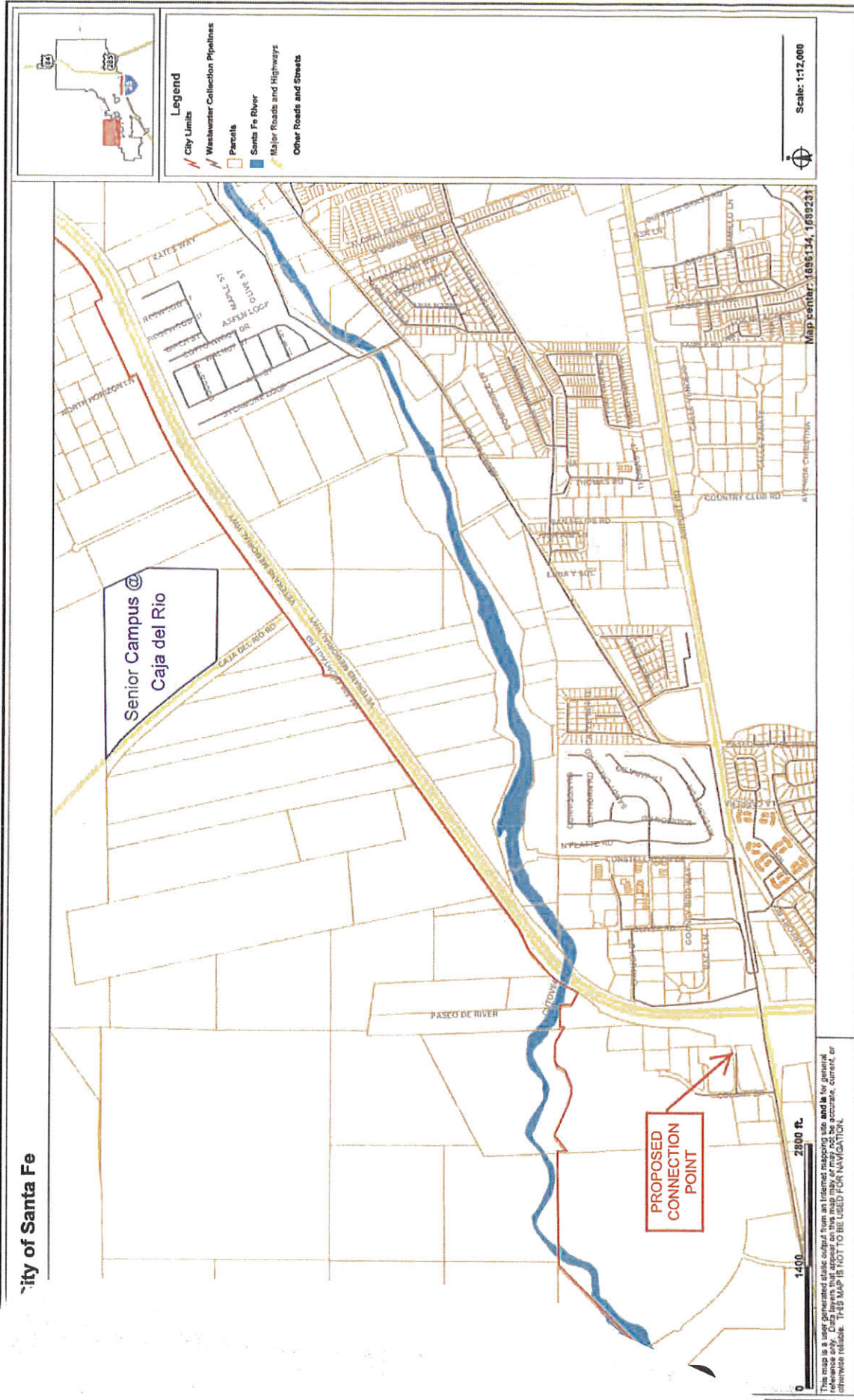
Conceptual Water Budget

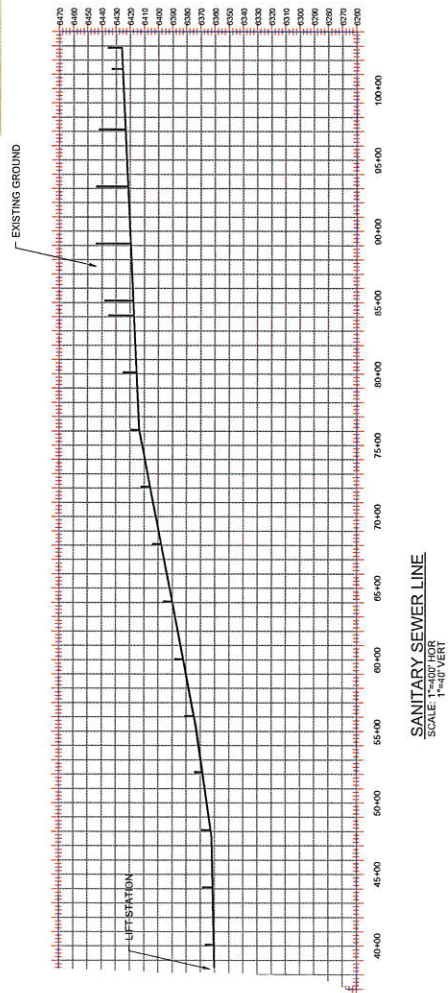
Senior Campus @ Caja del Rio
Master Plan Submittal
June 6, 2014

Use	Size	Formula	AFY
Skilled Nursing Facility (Phase 1)	58,000 sf	2.4 afy/10,000 sf	13.9
Memory Care Facility	35,000 sf	2.4 afy/10,000 sf	8.4
Assisted Living Facility	200 residents	0.12 afy/du*	24.0
Independent Senior Housing	180 du's	0.12 afy/du*	21.6
TOTAL			67.9 AFY

* Source: City of Santa Fe standard water budget formulas per Resolution 2009-116.

City of Santa Fe





6" PVC Forcemain	2,800 LF
8" PVC Sanitary Sewer Line	6,600 LF
4" Dia. Manhole	16 EA
4" Dia. Forcemain Discharge Manhole	1 EA
Lift Station	

LEGEND



jenKinsgavin
DESIGN & DEVELOPMENT INC.

110 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 952-5141 Fax (505) 956-3259

CAUWELS & STUVE
Construction & Design

811 14th Street Boulevard NE
Suite 400
Albuquerque, New Mexico 87113
Voice: 505.264.5711
Fax: 505.255.0922
www.cannabizbureau.com

PROJECT:

Senior Campus @ Caja Del Rio
Santa Fe County, New Mexico

PROJECT Status & Issue Dates

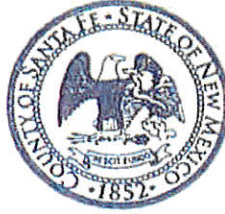
Sanitary Offsite Extension

Sanitary Offsite
Extension - Optic

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

June 18, 2014

Jennifer Jenkins & Colleen C. Gavin, AIA
JenkinsGavin Design & Development, Inc.
130 Grant Avenue, Suite 101
Santa Fe, NM 87501

**RE: WATER/SEWER SERVICE AVAILABILITY, CAUWELS & STUVE
REALTY & DEVELOPMENT ADVISORS, LLC**

Dear Ms. Jenkins and Ms. Gavin:

The Santa Fe County Utilities (SFCU) Division is in receipt of your 4/15/2014 request, submitted on behalf of Cauwels & Stuve Realty & Development Advisors, LLC, concerning water and sewer service for a property under development at 28 Caja Del Rio Road. The development project is known collectively as "Continuum of Care". The Continuum of Care development plan proposes to build out approximately 28 acres of currently undeveloped property, phased over the next ten years, to include a 58,000 square-foot (sf) skilled nursing facility, a 150,000-sf assisted-living facility, a 35,000-sf memory care facility and 180,000 sf of independent living community. The water budget you submitted for the project at full build out is 69.7 acre-feet/year.

Please be aware that any statements made herein refer solely to the parcel and development concept you have described in your written inquiry and appurtenant documentation you submitted. If the parcel location or development concept is modified, or the construction conditions are modified in the future, this letter will be automatically invalidated, unless otherwise indicated in writing by SFCU.

Water Availability

SFCU is **ready, willing, and able to provide water service** to Continuum of Care, provided the following conditions are met before preliminary plat approval:

- 1) The Board of County Commissioners (BCC) approves New Water Deliveries for Continuum of Care, as required by Resolution 2006-57, "Adopting A Santa Fe County Water Resource Department Line Extension and Water Service Policy".
- 2) Continuum of Care will provide SFCU with data and calculations upon which the water budget was established. The applicant's water budget shall be premised on the SF County Conservation Ordinance 2002-13, which enumerates required water conservation measures. SFCU may adjust the Continuum of Care's water budget as appropriate.

• Physical: 424 NM 599 Santa Fe, NM 87507 • Mailing: P.O. Box 276 Santa Fe, NM 87504 • Phone (505) 992-9870
• Fax (505) 992-3028 • www.santafecountynm.gov

MOU - EXHIBIT D

- 3) The BCC approves the project's proposed water budget of 69.7 acre-feet/year, which is in excess of the maximum of 35 acre-feet/year identified in Resolution 2006-57, Section IX.C. It is Continuum of Care's responsibility to justify the "extraordinary circumstances" that merit an exception to the water allocation limit.
- 4) Continuum of Care compensates SFCU for the quantity of water rights and supply assigned to Continuum of Care per Resolution 2006-57, Article X and IV.A.3 of Attachment A, currently valued at \$11,000 per acre-foot.
- 5) Continuum of Care meets all other conditions in Resolution 2006-57, Resolution 2012-88, and all other SFCU water-related ordinances and resolutions.
- 6) Continuum of Care is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 7) Continuum of Care agrees to construct and dedicate all infrastructure needs identified by the SFCU.
- 8) Continuum of Care obtains a letter from the City of Santa Fe Water Division (City) that identifies what, if any, additional water utility infrastructure is needed in order supply the proposed 69.7 acre-foot-year demand.
- 9) Continuum of Care agrees to construct and dedicate all infrastructure needs identified by the City's water utility hydraulic modeling.

After preliminary plat approval, Continuum of Care will need to enter into a Water Delivery Agreement with SFCU, which will specify requirements, like construction standards (e.g., line-taps and meter cans), inspections, and dedications.

Water Infrastructure and Line Extension Requirements

SFCU has a 12-inch distribution waterline approximately one-half mile from the proposed property boundary. If your development decides to connect to the existing 12-inch distribution waterline, SFCU will require your development to extend the waterline from its existing location to your development and to extend it to the furthest property development boundary. The proposed connections and waterlines will be required to comply with the American Waterworks Association (AWWA) and Standards the New Mexico Standard Specifications for Public Works Construction (NMAPWA) 2006 Edition or subsequent revisions and the SFCUD standards and specifications.

Conditions of Service:

- 1) Applicant must obtain submit the water infrastructure and line extension design approval from SFCU before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the water system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) Each dwelling unit will be metered separately. The project utility engineer shall consult with SFCU to properly size the meter based on anticipated demands.

Sewer Service

SFCU does not have utility wastewater service available to Continuum of Care at this point.

The likely option for sewer service for Continuum of Care consists of privately owned and operated advance treatment units (ATUs) that would be installed for each lot or clusters of lots or gravity lines that dispose of treated wastewater to leach fields. Such ATUs would be permitted by the New Mexico Environment Department pursuant to the Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC) or the Water Quality Control Commission Regulations (20.6.2 NMAC), as appropriate. Given the nature of liquid waste from a nursing facility, SFCU may require pre-treatment of the sanitary sewer waste. SFCU would not be involved with the ownership, operation or maintenance of the ATUs, nor would the owners of these systems be customers of SFCU.

Conditions of Agreement:

- 1) Applicant must submit the sewer service design to SFCU for review before final plat approval.
- 2) The applicant is responsible for the design and construction of this project in its entirety and pays for all costs associated with the wastewater system. Santa Fe County is not responsible for any costs incurred in order to ensure compliance with the County's ordinances or other applicable rules and regulations.
- 3) If SFCU is willing and able to provide sewer collection, treatment and disposal services for this area at some point in the future, your development (including future private owners) would be required to decommissioned the ATUs and connect to SFCU sanitary sewer system at the developments expense. County ownership/maintenance of the system stops at the sewer main where lateral sewer connects.

SFCU Acceptance:

Following the successful design and construction of the facilities and upon verification that all requirements of the County's ordinances have been met to the SFCU's satisfaction as outlined in a Water Delivery Agreement, SFCU will accept ownership of and adopt all water supply facilities as part of its infrastructure for operations and maintenance.

We look forward to working with you toward the successful completion of this project. Please contact SFCU Associate Engineer Paul Casaus at (505) 986-6364 or contact me at 992-9872 if you have any questions and or concerns.

Respectfully,



Claudia Borchert, Director
Santa Fe County Utilities Division

CB:PC/RJG

CC: Vicki Lucero, Building and Development Manager, Santa Fe County Growth
Management Department (via email to: vlucero@santafecountynm.gov)
Greg Shaffer, Santa Fe County Attorney (via email to gshaffer@santafecountynm.gov)
Nick Schiavo, Public Utilities Director, City of Santa Fe (via email to:
nschiavo@ci.santa-fe.nm.us)